

# Zoning districts

**What is zoning?** Zoning basically makes sure a factory doesn't open next to a school.

It consists of regulations (</resources/Chicago-Zoning-Ordinance.pdf>) that control how big of a building you can build on a property, what you can do inside it. You can't just build anything anywhere - every property in Chicago lives in a zoning district of one kind or another. [Read more » \(/about#what-is-zoning\)](/about#what-is-zoning)

There are nine different zoning classes in Chicago. They are:

-  **R - Residential**
-  **B - Business**
-  **C - Commercial**
-  **D - Downtown**
-  **M - Manufacturing**
-  **PMD - Planned Manufacturing Districts**
-  **PD - Planned Development**
-  **T - Transportation**
-  **POS - Parks and Open Space**

## R - Residential

### RS - Residential Single-Unit District

Detached, single family homes.

	Name	Floor area ratio	Lot area per unit	Min lot area	Maximum height	Front yard setback	Side yard setback	Back yard setback
	RS-1 ( <a href="/zone/RS-1">/zone/RS-1</a> )	0.5	6,250 sq ft	6,250 sq ft	30 ft for detached house. None for schools and churches.	20ft, or 16% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Detached house: Combined width of side setbacks must equal 30% of lot width, with neither setback less than 5 feet or 10% of lot width (whichever is greater.) Churches and schools: 15 feet or 50% of building height, whichever is greater.	50 ft or 28% of lot depth, whichever is less.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RS-2 (/zone/RS-2)	0.65	5,000 sq ft	5,000 sq ft	30 ft for detached house. None for schools and churches.	20ft, or 16% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Detached house: Combined width of side setbacks must equal 30% of lot width, with neither setback less than 4 feet or 10% of lot width (whichever is greater.) Churches and schools: 15 feet or 50% of building height, whichever is greater.	50 ft or 28% of lot depth, whichever is less.
	RS-3 (/zone/RS-3)	0.9	2,500 sq ft	2,500 sq ft	30 ft for detached house. None for schools and churches.	20ft, or 16% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Detached house: Combined width of side setbacks must equal 20% of lot width, with neither setback less than 2 feet or 8% of lot width (whichever is greater.) Churches and schools: 12 feet or 50% of building height, whichever is greater.	50 ft or 28% of lot depth, whichever is less.

### RT - Residential Two-Flat, Townhouse and Multi-Unit District

Two-flats, townhouses, low-density apartment buildings, single family homes.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
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	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RT-3.5 (/zone/RT-3.5)	1.05	1,250 sq ft	2,500 sq ft	35 ft for detached house. None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For detached houses: 50 ft or 28% of lot depth, whichever is less. For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less.
	RT-4 (/zone/RT-4)	1.2	1,000 sq ft/dwelling unit, 1,000 sq ft/efficiency unit, 500 sq ft/SRO unit	1,650 sq ft	38 ft for detached house. None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RT-4A (/zone/RT-4A)	1.2. 1.5 for buildings containing less than 20 dwelling units, where at least 33% of these are "accessible."	1,000 sq ft/dwelling unit, 1,000 sq ft/efficiency unit, 500 sq ft/SRO unit	1,650 sq ft	42 ft for buildings with less than 20 dwelling units, where at least 33% of these are "accessible." None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.

### RM - Residential Multi-Unit District

Medium to high-density apartment buildings. Two-flats, townhouses, and single family homes are also allowed.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
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	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RM-4.5 (/zone/RM-4.5)	1.7	700 sq ft/dwelling unit, 700 sq ft/efficiency unit, 500 sq ft/SRO unit	1,650 sq ft	45 ft for residential buildings with lot frontage of less than 32 ft, 47 ft when lot front is over that. None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.
	RM-5 (/zone/RM-5)	2	400 sq ft/dwelling unit, 400 sq ft/efficiency unit, 200 sq ft/SRO unit	1,650 sq ft	45 ft for residential buildings with lot frontage of less than 32 ft, 47 ft when lot front is over that. None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RM-5.5 (/zone/RM-5.5)	2.5	400 sq ft/dwelling unit, 400 sq ft/efficiency unit, 200 sq ft/SRO unit	1,650 sq ft	47 ft for residential buildings with lot frontage of less than 75 ft, 60 ft when lot front is over that. None for schools and churches.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: Combined width of side setbacks must equal 20% of lot width, and neither setback can be less than 2 feet or 8% of lot width (whichever is greater.) But no setback is required to be wider than 5 feet.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.
	RM-6 (/zone/RM-6)	4.4	300 sq ft/dwelling unit, 135 sq ft/efficiency unit, 135 sq ft/SRO unit	1,650 sq ft	None, but tall buildings require planned development approval (see Sec. 17-13-0600).	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: none if building abuts the street or alley, or if building covers less than 50% of its lot. If more than 50%, building's side setbacks must equal 10% of lot width or 10% of building height (whichever is greater), but no setback needs to be wider than 20 ft.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Min lot area</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	RM-6.5 (/zone/RM-6.5)	6.6	300 sq ft/dwelling unit, 135 sq ft/efficiency unit, 135 sq ft/SRO unit	1,650 sq ft	None, but tall buildings require planned development approval (see Sec. 17-13-0600).	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	Townhouses: complicated as hell, see 17-2-0500. All other buildings: none if building abuts the street or alley, or if building covers less than 50% of its lot. If more than 50%, building's side setbacks must equal 10% of lot width or 10% of building height (whichever is greater), but no setback needs to be wider than 20 ft.	For buildings with under 20 dwelling units, of which at least 33% are "accessible": 50 ft or 24% of lot depth, whichever is less. For other buildings: 50 ft or 30% of lot depth, whichever is less.

## B - Business

Business districts are intended to accommodate retail, service and commercial uses.

### **B1 - Neighborhood Shopping District**

Retail storefronts on low-traffic streets. Apartments allowed above the ground floor.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B1-1 (/zone/B1-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B1-1.5 (/zone/B1-1.5)	1.5	1,350 sq ft/dwelling unit, 1,350 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B1-2 (/zone/B1-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B1-3 (/zone/B1-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B1-5 (/zone/B1-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

## **B2 - Neighborhood Mixed-Use District**

Retail storefronts, apartments allowed on the ground floor. Intended to spur development in commercial corridors with low demand for retail.



	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B2-1 (/zone/B2-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B2-1.5 (/zone/B2-1.5)	1.5	1,350 sq ft/dwelling unit, 1,350 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B2-2 (/zone/B2-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B2-3 (/zone/B2-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B2-5 (/zone/B2-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

### B3 - Community Shopping District

Shopping centers, large stores, and retail storefronts, often along major streets. Allows more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B3-1 (/zone/B3-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B3-1.5 (/zone/B3-1.5)	1.5	1,350 sq ft/dwelling unit, 1350 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	B3-2 (/zone/B3-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B3-3 (/zone/B3-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	B3-5 (/zone/B3-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

## C - Commercial

### C1 - Neighborhood Commercial District

Retail storefronts. Allows more business types than B1 districts, including liquor stores, warehouses, and auto shops. Apartments permitted above the ground floor.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
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	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C1-1 (/zone/C1-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C1-1.5 (/zone/C1-1.5)	1.5	1,350 sq ft/dwelling unit, 1,350 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C1-2 (/zone/C1-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C1-3 (/zone/C1-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C1-5 (/zone/C1-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

## **C2 - Motor Vehicle-Related Commercial District**

Shopping centers. Allows more business types than B1 districts, including liquor stores, warehouses, and auto shops. Apartment allowed above the ground floor.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C2-1 (/zone/C2-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C2-2 (/zone/C2-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C2-3 (/zone/C2-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C2-5 (/zone/C2-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

### C3 - Commercial, Manufacturing and Employment District

Businesses and factories, no housing allowed. Serves as a buffer between manufacturing and residential/commercial districts.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C3-1 (/zone/C3-1)	1.2	2,500 sq ft/dwelling unit, 2500 sq ft/efficiency unit, no SRO units allowed	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	C3-2 (/zone/C3-2)	2.2	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C3-3 (/zone/C3-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.
	C3-5 (/zone/C3-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

## D - Downtown

### DC - Downtown Core District

High-rise Loop office buildings. Also covers downtown stores, entertainment, and civic buildings. Allows residential buildings.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
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	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	DC-12 (/zone/DC-12)	12	115 sq ft/dwelling unit, 75 sq ft/efficiency unit, 60 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	None
	DC-16 (/zone/DC-16)	16	100 sq ft/dwelling unit, 65 sq ft/efficiency unit, 50 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	None

### DR - Downtown Residential District

High-rise apartment buildings, largely in the Gold Coast. Ground-floor stores are okay, offices aren't.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	DR-10 (/zone/DR-10)	10	115 sq ft/dwelling unit, 75 sq ft/efficiency unit, 60 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	None	For detached houses, 28% of lot depth or 50 feet (whichever is less.) For principal buildings, 30% of lot depth or 50 feet (whichever is less), but this only applies to parts of buildings 18 feet or more above grade.
	DR-3 (/zone/DR-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	None	For detached houses, 28% of lot depth or 50 feet (whichever is less.) For principal buildings, 30% of lot depth or 50 feet (whichever is less), but this only applies to parts of buildings 18 feet or more above grade.



	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	DR-5 (/zone/DR-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	None	For detached houses, 28% of lot depth or 50 feet (whichever is less.) For principal buildings, 30% of lot depth or 50 feet (whichever is less), but this only applies to parts of buildings 18 feet or more above grade.
	DR-7 (/zone/DR-7)	7	145 sq ft/dwelling unit, 90 sq ft/efficiency unit, 75 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	15ft, or 12% of lot depth, whichever is less. Alternatively, setback can be the average front yard depth of nearest 2 lots.	None	For detached houses, 28% of lot depth or 50 feet (whichever is less.) For principal buildings, 30% of lot depth or 50 feet (whichever is less), but this only applies to parts of buildings 18 feet or more above grade.

### DS - Downtown Service District

Rail yards, warehouses, and small businesses on downtown's periphery.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	DS-3 (/zone/DS-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	30ft for floors containing dwelling units. All others, none.
	DS-5 (/zone/DS-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	30ft for floors containing dwelling units. All others, none.

### DX - Downtown Mixed-Use District

Downtown high-rises - offices or apartments - with ground-floor stores. Prevalent on the edges of Loop: east of Dearborn Ave, in River North, the South Loop, and the West Loop.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	DX-12 (/zone/DX-12)	12	115 sq ft/dwelling unit, 75 sq ft/efficiency unit, 60 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	None
	DX-16 (/zone/DX-16)	16	100 sq ft/dwelling unit, 65 sq ft/efficiency unit, 50 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	None
	DX-3 (/zone/DX-3)	3	400 sq ft/dwelling unit, 300 sq ft/efficiency unit, 200 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	30ft for floors containing dwelling units. All others, none.
	DX-5 (/zone/DX-5)	5	200 sq ft/dwelling unit, 135 sq ft/efficiency unit, 100 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	30ft for floors containing dwelling units. All others, none.
	DX-7 (/zone/DX-7)	7	145 sq ft/dwelling unit, 90 sq ft/efficiency unit, 75 sq ft/SRO unit	None, but buildings taller than city's "building height thresholds" require Planned Development review.	None	None	30ft for floors containing dwelling units. All others, none.

## **M - Manufacturing**

### **M1 - Limited Manufacturing/Business Park District**

Light manufacturing, warehouses, and wholesalers.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
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	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	M1-1 (/zone/M1-1)	1.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.
	M1-2 (/zone/M1-2)	2.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.
	M1-3 (/zone/M1-3)	3	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.

## M2 - Light Industry District

Moderate manufacturing, warehouses. Also allows freight and recycling facilities.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	M2-1 (/zone/M2-1)	1.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.
	M2-2 (/zone/M2-2)	2.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	M2-3 (/zone/M2-3)	3	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.

### **M3 - Heavy Industry District**

Heavy manufacturing, warehouses, and waste disposal - junkyards, landfills, and incinerators.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	M3-1 (/zone/M3-1)	1.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.
	M3-2 (/zone/M3-2)	2.2	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.
	M3-3 (/zone/M3-3)	3	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.



## **PMD - Planned Manufacturing Districts**

### **PMD - Planned Manufacturing Districts**

All kinds of manufacturing, warehouses, and waste disposal. Special service district - not technically a manufacturing district - intended to protect the city's industrial base.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	PMD (/zone/PMD)	Varies by PMD (See 17-6-0405-E)	None.	None.	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, except for industrial parks and properties bordering R-zoned lots (see 17-5-0405-A for details).	None, unless rear property line borders R-zoned lot's side or rear property line. Then the minimum setback is 30 ft.

## PD - Planned Development

### PD - Planned Developments

Tall buildings, campuses, and other large developments that must be negotiated with city planners. Developers gain freedom in building design, but must work with city to ensure project serves and integrates with surrounding neighborhood.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	PD (/zone/PD)	Must use whatever FAR the property had before the City approved the planned development.	Must try to use whatever lot area per unit standards the property had before the City approved the planned development.	Must try to use whatever max building height the property had before the City approved the planned development.	Must try to use whatever setbacks the property had before the City approved the planned development.	Must try to use whatever setbacks the property had before the City approved the planned development.	Must try to use whatever setbacks the property had before the City approved the planned development.

## T - Transportation

### T - Transportation District

Bits of land designed to protect roads, bus ways, bike trails, and rail lines.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	T (/zone/T)	1.5	N/A	N/A	N/A	N/A	N/A



# POS - Parks and Open Space

## POS - Regional or Community Park

Chicago's major parks, including Lincoln Park, Humboldt Park, and Washington Park.

	<b>Name</b>	<b>Floor area ratio</b>	<b>Lot area per unit</b>	<b>Maximum height</b>	<b>Front yard setback</b>	<b>Side yard setback</b>	<b>Back yard setback</b>
	POS-1 (/zone/POS-1)	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	None, unless property borders R-zoned lot that faces the same street. Then, front setback must be at least 50% of R lot's front setback.	1 ft for each foot of building height.	1 ft for each foot of building height.
	POS-2 (/zone/POS-2)	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	None, unless property borders R-zoned lot that faces the same street. Then, front setback must be at least 50% of R lot's front setback.	1 ft for each foot of building height.	1 ft for each foot of building height.
	POS-3 (/zone/POS-3)	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	Size, location, and design of all buildings must be approved by whichever local government owns the park or open space.	None, unless property borders R-zoned lot that faces the same street. Then, front setback must be at least 50% of R lot's front setback.	1 ft for each foot of building height.	1 ft for each foot of building height.